

00539657/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, its successors in interest and/or assigns

vs.

KATHLEEN J. THOMAS; RANDALL L. HARDIN;  
DISCOVER BANK, ISSUER OF THE DISCOVER  
CARD; OCCUPANTS OF THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 11-2-34724-9 SEA

JUDGMENT RENDERED ON 09/04/2014  
WRIT FOR ORDER OF SALE ISSUED:  
01/27/2015

DATE OF LEVY: 02/05/2015

TO: KATHLEEN J. THOMAS; RANDALL L. HARDIN; DISCOVER BANK, ISSUER OF THE  
DISCOVER CARD; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES  
CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT, (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**6327 22ND AVE. SW, SEATTLE, WA 98106**

LYING AND BEING LOCATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF  
WASHINGTON; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS: THE SOUTH  
64 FEET OF THE EAST 84 FEET OF TRACT 2 IN BLOCK 28 OF HOMECROFT, AS PER PLAT  
RECORDED IN VOLUME 24 OF PLATS, PAGE 42, RECORDS OF KING COUNTY.  
TAX ACCOUNT NUMBER IS: 343850-1534.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: MARCH 27, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$150,707.58** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **March 27, 2016.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **MARCH 27, 2016,** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
(425) 458-2121